

ASSIGNMENT OF RENT

GREENVILLE CO. S. C.

SEP 8 10 15 AM 1959

THIS ASSIGNMENT, made this 3rd day of April, 19 59, between Alvin F. Batson and Kathryn F. Batson, his wife, of 1007 N. Main Street, Greenville, S. C., and Homer Styles & Flora B. Styles, his wife of Travelers Rest, S. C., residing at

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herein-

after called "Assignor" (whether one or more), and Shell Oil Company, a Delaware corporation, with offices at 2000 Fulton National Bank Building, Atlanta, Georgia, hereinafter called "Shell",

WITNESSETH:

THAT, in consideration and to secure the payment of a certain promissory note of even date herewith, payable by Assignor (and another or others) to the order of Shell, in the principal sum of Nineteen Thousand & 00/100

Dollars (\$ 19,000.00 ), with interest at the rate of

Four & seven-eighth per cent (4-7/8 %) per annum, in equal monthly installments over a period of One Hundred Eighty

( 180 ) months, Assignor hereby assigns, transfers and sets over to Shell the

sum of One Hundred Forty-Nine & 15/100 Dollars

(\$ 149.15 ), out of each monthly rent due and to become due under a certain

lease by Assignor to Shell, dated April 3 19 59 , of the

following described premises, situated at New U. S. #25 & Alt. U. S. #25 ,

in Travelers Rest , County of Greenville State of South Carolina

All that lot of land lying in Bates Township, Greenville County, South Carolina about 1 mile north of the town of Travelers Rest, being shown on a plat entitled "Plat of site for Shell Oil Company Service Station" prepared by Terry T. Dill dated March 11, 1959, to be recorded, and according to said plat being more particularly described as follows:

BEGINNING at the intersection of the southeast right-of-way line of U. S. Highway # 25 (Buncombe Road) and the western right-of-way line of new U. S. Highway #25 (Poinsett Highway) and running thence S. 0-28 W. along said western right-of-way line of Poinsett Highway 257.4 feet to an iron pin; thence N. 62-33 W. 218 feet to iron pin on the southeast side of right-of-way of Buncombe Road; thence with the southeast right-of-way of said road, N. 51-08 E. 250 feet to the beginning corner. This being a portion of the property conveyed to A. F. Batson and Homer Styles by deed recorded in the RMC Office for Greenville County in Deed Book 544 at Page 52.

*A.F.B.  
K.F.B.  
H.S.  
F.B.S.*

Together with an easement for an access road over and across the following described property of A. F. Batson and Homer Styles and adjoining the premises above described on the south:

BEGINNING at the southeast corner of property above described on the western right-of-way line of Poinsett Highway and running thence with said right-of-way line S. 0-28 W. 62.4 feet to a point in the center line of Batson Road (formerly known as the Indian Race Path Road); thence with the center of said Batson Road S. 78-38 W. 51.5 feet to a nail and cap in the center of said road; thence N. 0-08 E. 100.7 feet to iron pin on the southern line of property described above; thence with said southern line S. 62-33 E. 56 feet to the beginning corner, said easement to be used in common with the lessors A. F. Batson and Homer Styles, their successors, heirs and assigns, for ingress and egress to and from the premises above described by the lessee, Shell Oil Company, and its sublessees, or its or their licensees and invitees, with the right in Shell Oil Company to construct and maintain a driveway thereon; and neither the lessor or Shell Oil Company shall ever cause or permit any obstruction of the easement area or access thereto.

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*For Assignor of note see 1002 of Page 451*